

Neighborhood Corridor Districtⁱ

- (a) Purpose The Neighborhood Corridor District (NCD) is established to foster medium density, mixed-use development that is economically viable, pedestrian oriented and contributes to the place making character of the built environment. The Neighborhood Corridor District is designed to provide new development and redevelopment opportunities in the form of neighborhood scaled mixed-use structures that relate to the street, enhance the streetscape, offer services for the surrounding neighborhoods, and provide pedestrian facilities along connector corridors throughout the City and ETJ areas. Enhancing and maintaining the function and capacity of the corridor is also a goal of this district and will be accomplished by encouraging the following: shared parking among parcels and uses, internal connections between parcels and reducing the number of allowable curb cuts. (**NOTE:** The NCD is envisioned to provide a transition from Central Business District, the future *Commercial Node and Urban Corridor Districts* and residential areas and replace Community Business I, Community Business II, and Office II, and Office-Business District zoning in a context sensitive neighborhood scale. The smaller Office District and Neighborhood Business District will remain intact.)

(b) Permitted Uses

Residential

- Dwellings, multi-family
- Dwellings, single family attached

Recreational

- Arboretums
- Passive Parks
- Recreational uses, commercial indoor
- Recreational uses, governmental

Institutional

- Civic, social service, and fraternal facilities
- Libraries
- Schools

Public/semi-public

- Amphitheaters and auditoriums
- Community centers
- Fire and police stations (excluding protective services)
- Government buildings

Museums
Parks and greenways
Performance Centers
Post offices (no distribution centers)
Public utilities and related facilities

Office/business

Bakeries
Barber shops and salons
Bars, nightclubs
Bed and breakfast inns
Bicycle shops
Boardinghouses
Bookstores
Candy, pastry, ice cream and snack shops
Clinics, medical, dental, psychiatric, optical
Clinics, veterinary
Convenience stores
Copying centers
Delicatessens
Financial institutions
Florists
Fruit and vegetable markets
Gift shops
Grocery stores
Hardware/garden supply stores
Health and fitness facilities
Home occupations
Inn
Instructional services
Laundry and dry cleaning establishments
Offices
Pharmacies
Printing and publishing
Radio and television studios
Research and technology production
Residential related commercial service
Restaurants
Retail sales
Studios, galleries, and workshops for artists, craftspeople, designers,
photographers
Tailors/dressmaker shops
Video rental stores

- (c) *Prohibited Uses.* Any use not specifically listed as a permitted use, use by right subject to special requirements, or a conditional use in the Neighborhood Corridor District is prohibited. Drive through facilities and outdoor speaker systems are prohibited.

(d) *Uses by Right, Subject to Special Requirements.*

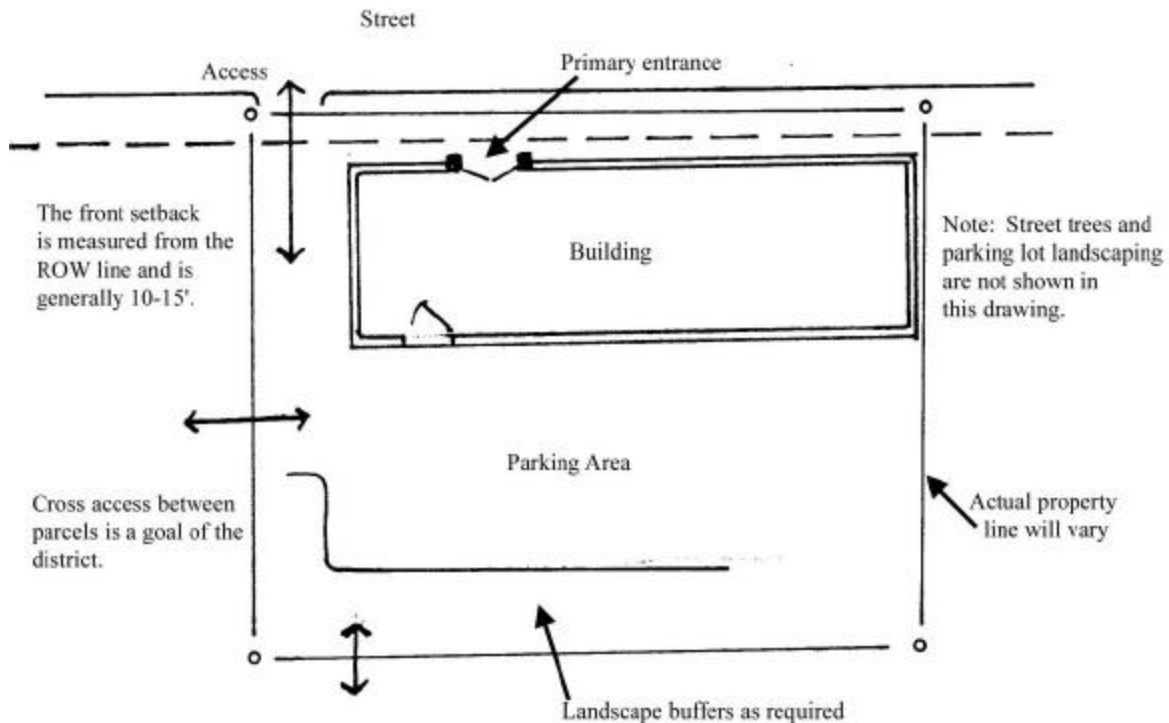
Adult day care centers
Assisted living facilities
Automobile related businesses: service stations and retail gasoline sales
Child day care centers
Parking decks
Places of Worship
Recycling collection centers
Rental business
Theaters
Telecommunication towers using concealed, wireless or microcell technology
Vocational and training schools

(e) *Conditional Uses.* Level III projects incorporating uses permitted in Neighborhood Corridor District.

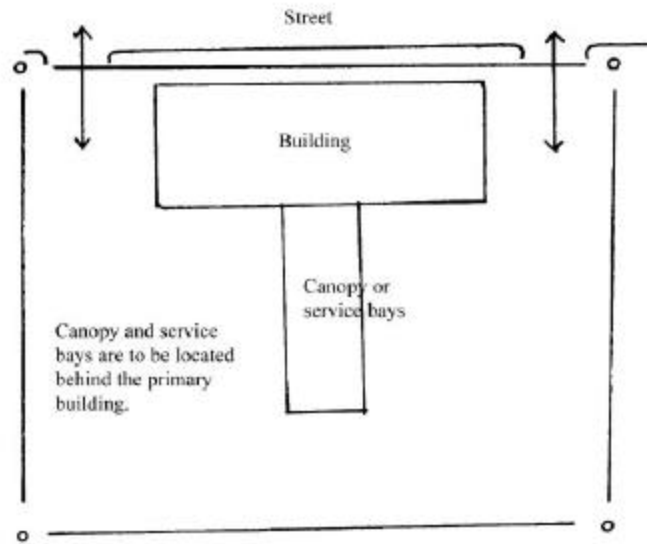
(f) *Development Standards.*

- (1) Density standards. Maximum residential density shall be 24 units per acre.
- (2) Building Templates:

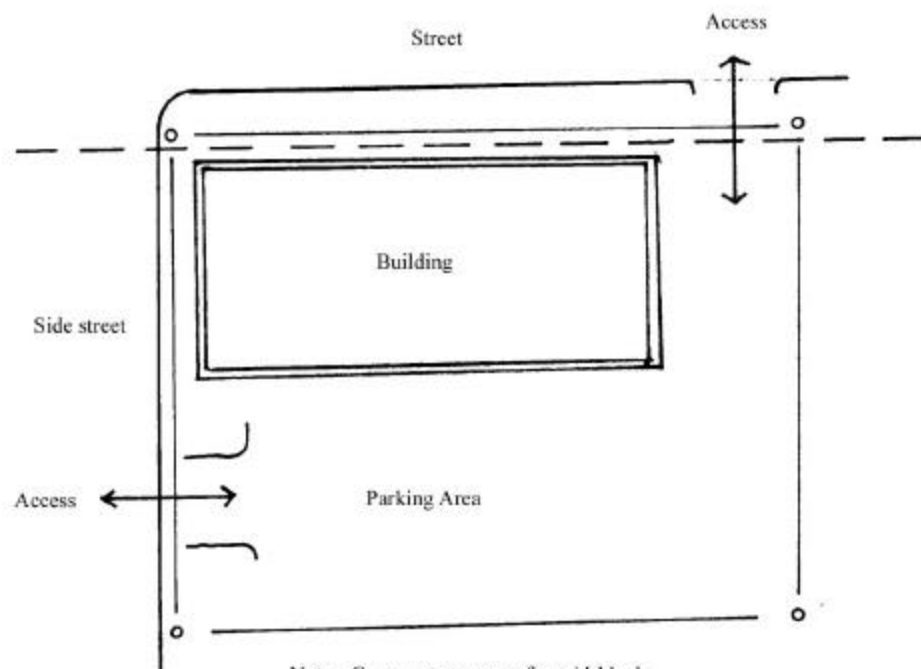
A). Mid -Block Parcel : Mixed Use/ Single Use Structures



Mid-block Parcel- Automobile related businesses:

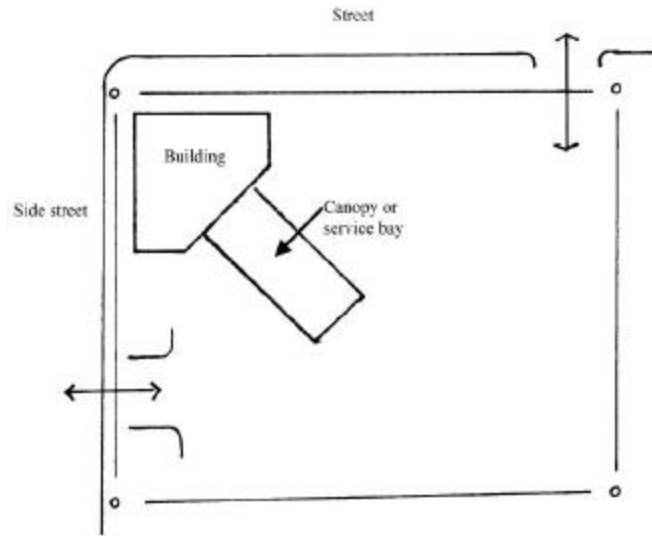


B). Corner Lot Parcel: Mixed Use/ Single Use Structures



Note - Comments same as for mid-block parcel except: building must be placed within the setbacks at the corner; no parking is allowed between building and side street.

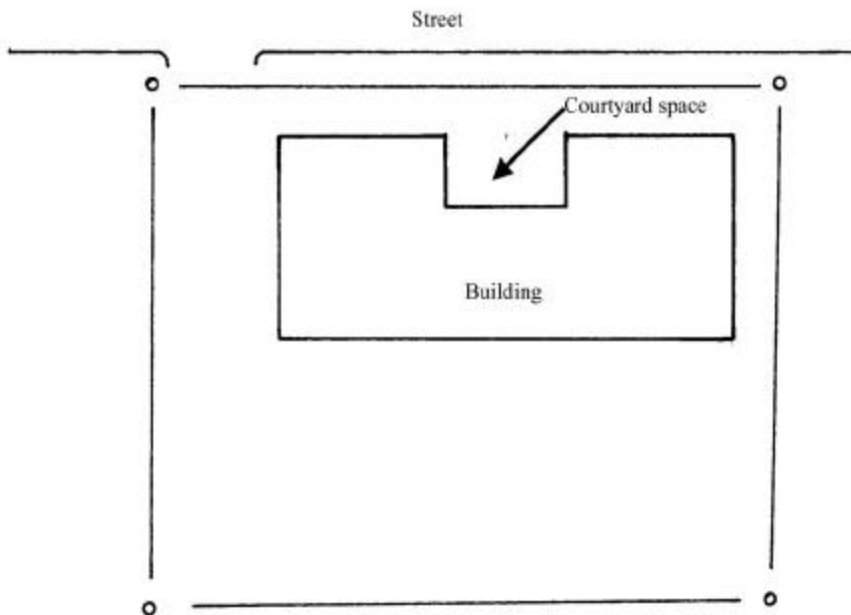
Corner parcel- automobile related businesses:



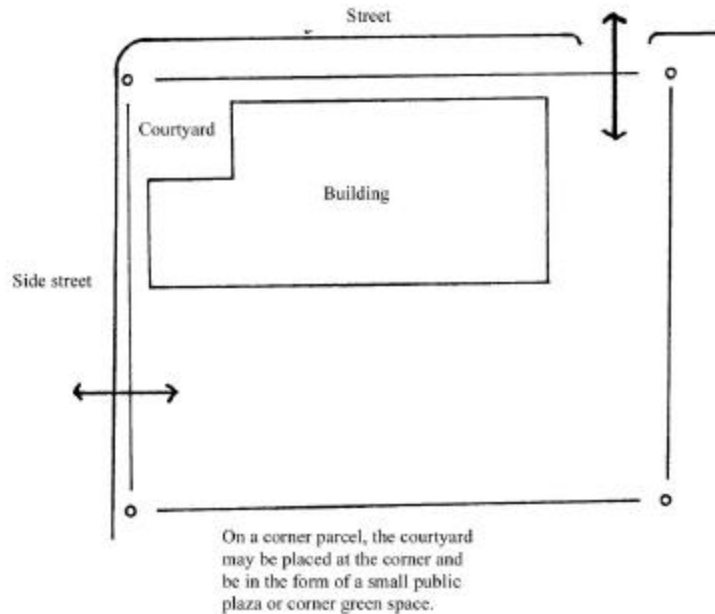
C). Additional Features and Site Additions

Courtyard: Buildings incorporating courtyards may have the courtyard portion of the building recessed beyond the main building façade up to $\frac{1}{2}$ of the overall depth of the building.

Mid Block Parcel:



Corner Parcel:



Landscape / Hardscape / Openspace:

These elements can strengthen the project usefulness and livability by building residents, office tenants and the overall community and can be either public or private in nature. Hardscape features and courtyards can count towards open space requirements. Landscaping will be as per Article 11 of the UDO. Street trees, awnings, arcades, seating areas and other pedestrian uses may be placed in the setback area or the public ROW with an approved encroachment agreement from the City or NC DOT as applicable.

- (3) Building size: Building size is limited to a maximum footprint of 12,000 square feet.
- (4) Lot size: There are no lot size or lot width requirements.
- (5) Setback standards: As noted below, and landscape and buffer standards shall also apply.
Front: minimum 0' and maximum 15' from ROW line.
Side: None
Rear: None
Corner lot, side street, minimum 0' and maximum 15'
Note: Topographic challenges and other site constraints may require that the setback line be adjusted per the Planning and Development Director to 25' from the right of way line.
- (6) Height Standards: minimum 2 stories and maximum height is 40 feet except as noted in the Use By Right Subject to Special Requirements Section.
- (7) Impervious surface standards. The maximum impervious surface coverage in the Neighborhood Corridor District shall be 90 percent. Where feasible, the pervious surface areas may be located at the lower

sections of the site to intercept storm water runoff and provide opportunities for ground water recharge.

- (8) Landscaping/ buffering standards. Landscaping and/ or buffering shall be provided as required by section 7-11-2 of this chapter with the exceptions noted below. In the Neighborhood Corridor District street trees may be provided in the front building setback or the street ROW (with an approved encroachment agreement) as a part of a streetscape plan that may be proposed or in place for the corridor. Landscape bufferyards shall be a minimum of a 'B' buffer. Automobile related businesses shall have a minimum of a 'C' buffer. In determining bufferyard requirements for uses in the NCD, the measure of application shall be that the adjacent property is not zoned NCD and the neighboring use is exclusively residential. The intent of the bufferyard requirement as applied to the Neighborhood Corridor District is to provide an effective screen to buffer residential uses. With this in mind and respecting site topography, plantings should be included at the highest points of original slopes or fill slopes along property lines where the buffer is required. No buffer width reductions are available in the NCD as described in Chapter 7-11-2 (17) to insure adequate buffering for residential areas.
- (9) Parking / loading standards. Parking and loading facilities shall be provided as required by section 7-11-1 of this chapter with the following additions:
 - a) Parking shall be provided at the side or rear of the structure and not closer to the street than the face or edge of the structure; On corner lots, the side of the building that fronts on the secondary street is also considered a front or face of the building.
 - b) Parking may be provided in the street ROW as on-street parking with the approval of the City Traffic Engineer or the NC Department of Transportation.
 - c) Uses in the Neighborhood Corridor District are permitted a 50 % reduction in the minimum number of parking spaces required by section 7-11-1 of this chapter provided that a walking amenity and bike racks are provided (walking amenities may include but are not limited to public courtyards, water drinking fountains, benches, shade structures, pocket green spaces and public access restrooms).
 - d) Shared parking is encouraged and may count for up to 100% of the required parking so long as the parking is within 500' of the property. Parcels that are sharing parking areas shall bring the parking lots into compliance with parking and landscaping requirements found in Article 11, at a minimum, the area that is provided as a part of the shared use. Rules requiring that shared parking areas must be found in the same zoning classification are waived in the Neighborhood Corridor District. Residentially zoned areas may not be used to provide shared parking space for this district except that non residential uses in residential districts may be used. Parcels will require a recorded agreement for the shared parking arrangement.
- (10) Sidewalk standards. Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in subsection 7-11-

6 of this chapter. In addition, sidewalk connections may be required to ensure and provide a safe passageway for pedestrians and patrons to maneuver through the parking area to the entrance of the businesses. If internal cross access is provided between businesses and parcels, then sidewalks shall be also provided along access-ways as needed to insure pedestrian connectivity.

- (11) Open space standards. Open space shall be provided as required by the requirements found in section 7-11-3 of this chapter with the addition that all uses (projects) exceeding 10,000 square feet of gross floor for commercial projects and 8 residential units are required to comply. Sidewalk spaces featuring public-pedestrian amenities, outside dining facilities and vest pocket parks are supported and shall count towards open space requirements.
- (12) Design and operational standards.
 - (a) Orientation. The front of the building shall be orientated towards the primary access corridor. Building sides should appear similar to their fronts. On corner lots the building or portions of the building must be located at the street corner respecting setback standards unless prohibitive terrain issues are present.
 - (b) Entrances. All buildings shall include a well-defined operable entrance at regular intervals not exceeding 50 feet , on each primary facade to encourage access by pedestrians. Secondary entrances may face second tier streets, driveways or parking areas. Buildings on corner lots may place the entrance at the corner eliminating the need for dual entrances.
 - (c) Windows. Windows shall be evenly distributed at pedestrian level across the length of the façade on the first floor of the building. Windows will create a more effective pedestrian environment if they are un-tinted and non-reflective. Windows shall make up at least 60 percent of the area of the street facing first story façade. Upper floors shall have windows evenly distributed across the façade that may differ in size and proportion from the street level windows. Upper story windows shall make up at least 40% of the wall surface. All storefront windows shall be transparent or lightly tinted and shall not appear false or applied. Windows are also required along the sides of structures that are visible from roadways or have parking located adjacent to them.
- (13) Access and connectivity standards. As determined by the Director of Planning and Development, sites that are of sufficient size, location and are topographically workable, require a network of internal streets and driveways. Shared access and cross access with adjoining properties instead of access from the corridor is required where practical to improve and sustain the capacity of the corridor, reduce the number of curb cuts, ensure driver and pedestrian safety, improve the unity of the streetscape, and encourage trip chaining and pedestrian mobility. Stub out connections to neighboring parcels may be constructed if cross access is not available at time of permit approval.

ⁱ Rev. 6-5-02 NCD